

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director / (954)
797-1101

PREPARED BY: David M. Abramson, Acting Deputy Planning and Zoning
Manager

SUBJECT: Quasi Judicial Hearing: Rezoning Application, ZB 4-1-07/07-
25/Forest Lawn Memorial Gardens/Generally located on the southwest corner of Davie
Road and State Road 84.

AFFECTED DISTRICT: District 1

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 4-1-07, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-9 (COUNTY) AND M-4 (COUNTY) DISTRICTS TO CF, COMMUNITY FACILITIES DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF:

The petitioner (Sharpe Project Development) requests to rezone approximately 16.95 acres (738,342 sq. ft.) of the subject site from A-9 (County) and M-4 (County) Districts, to CF, Community Facilities District. The future land use designation for the subject site is Regional Activity Center (RAC) which does permit community facilities.

The reason for this rezoning request is as a result of a Site Plan Modification (SPM 12-03-06) for the subject site which was approved by Town Council on April 4, 2007 and allowed for a third mausoleum to be built on the site. This modification to the site plan triggered the proposed rezoning which according to Section 12-2 of the Land Development Code states that all real property within the Town shall be designated with a valid Town of Davie zoning district prior to issuance of a development permit. Being that the current zoning designations for the subject site are all Broward County zoning districts in place prior to annexation into the Town, it is required that the petitioner rezone the site to a Town of Davie zoning district. The zoning designation of CF, Community Facilities District is the most appropriate zoning district given the existing

uses on the site to include a cemetery. According to the Land Development Code, the subject site meets the minimum technical requirements for the CF, Community Facilities District zoning classification, as the minimum lot size required is 43,560 square feet, and a minimum lot frontage of 100'.

PREVIOUS ACTIONS:

At the September 5, 2007 Town Council meeting, Rezoning Application (ZB 4-1-07) was approved at the 1st reading subject to; 1) obtaining sufficient land for a right-of-way for turn lane and FPL to move poles, 2) contribute towards construction of a turn lane based on proportionate fair share, 3) increase landscaping, 4) and staff recommendations.

(Motion carried 4-0, Councilmember Luis was absent)

CONCURRENCES:

At the August 8, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve Rezoning Application ZB 4-1-07, Forest Lawn Memorial Gardens. **(Motion carried 4-0, Mr. Pignato was absent)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following condition:

1. Sketch and legal description of proposed rezoning subject site.
2. Letter from petitioner indicating that subject site is under one ownership.

Attachment(s): Ordinance, Staff Report

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 4-1-07, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-9 (COUNTY) AND M-4 (COUNTY) DISTRICTS TO CF, COMMUNITY FACILITIES DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed **FROM:** A-9 (County) and M-4 (County) Districts **TO:** CF, Community Facilities District;

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from A-9 (County) and M-4 (County) Districts to CF, Community Facilities District;

- a. The subject property is described in Exhibit "A," which is attached hereto and made a part hereof;

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as CF, Community Facilities District.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2007.

PASSED ON SECOND READING THIS _____ DAY OF _____, 2007.

ATTEST:

MAYOR/COUNCILMEMBER

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2007.

Exhibit "A"

Application: ZB 4-1-07/07-25/Forest Lawn Memorial Gardens

Original Report Date: 7/24/07

Revision(s): 8/9/07

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner:

Name: SCI Funeral Services of Florida, Inc.

Address: 1929 Allen Parkway

City: Houston, Texas 77219

Phone: (713) 525-9089

Petitioner:

Name: Sharpe Project Development

Mr. Marc Ferrara

Address: 1212 South Andrew Avenue

City: Fort Lauderdale, Florida 33316

Phone: (954) 832-9095

Background Information

Date of Notification: August 1, 2007 **Number** of
Notifications: 44

Petitioner's Request: To rezone the subject site **FROM:** A-9 (County) and M-4 (County) Districts **TO:** CF, Community Facilities District.

Address: 2401 Southwest 64th Avenue

Location: Generally located on the southwest corner of Davie Road (SW 64th Avenue) and State Road 84.

Future Land

Use Plan Map: Regional Activity Center (RAC)

Existing Zoning(s): A-9 (County) and M-4 (County) Districts

Proposed Zoning(s): CF, Community Facilities District

Existing Use(s): Funeral home, mausoleum, and memorial park

Parcel Size: 16.95 Acres (738,342 sq. ft.)

Proposed Use(s): Funeral home, mausoleum and memorial park

Proposed Density: n/a

<u>Surrounding Use(s):</u>		<u>Surrounding Land</u>			
		<u>Designation(s):</u>	<u>Use</u>	<u>Plan</u>	<u>Map</u>
North:	State Road 84		Transportation		
South:	Westport Business Park		Regional		Activity
	Center (RAC)				
East:	Bright Star Bank, Shoneys Restaurant, and a Hotel		Regional		Activity
	Center (RAC)				
West:	Vacant lot		Regional		Activity
	Center (RAC)				

<u>Surrounding Zoning(s):</u>	
North:	A-9 (County), M-4 (County) Districts, and B-2, Community Business District
South:	M-4 (County) District
East:	M-4 (County) District and B-1, Neighborhood Business District
West:	M-4 (County) District

Zoning History

Related zoning history:

Records indicate that the existing Zoning classifications were in place at the time of annexation.

Rezoning Request (ZB 2-1-04), On April 21, 2004 Town Council approved a portion of the Forest Lawn Memorial Gardens, from A-9 (County), Cemetery District, to B-2, Community Business District.

Previous requests on same property:

Site Plan Modification Request (SPM 12-03-06), On April 4, 2007 Town Council approved this site plan modification for Forest Lawn Memorial Garden to add a third mausoleum to the site.

Site Plan Modification Request (SPM 07-01-06), On July 07, 2006 staff administrative approved a site plan modification for the construction of Pavilion.

Site Plan Request (SP 06-11-04), On July 20, 2005, Town Council approved this site plan for the construction 90,635 sq. ft. Funeral Home Building.

Plat Request (P 04-01-04), On June 15, 2005, Town Council approved this Plat request.

Site Plan Request (SP 08-02-01), On November 11, 2001, Town Council approved this site plan for the construction of the second mausoleum.

Site Plan Request (SP 08-04-97), On November 05, 1997, Town Council approved this site plan for the construction of a 9000 sq ft. funeral home building.

Site Plan Request (SP 10-07-97), On October 28, 1997 staff administrative approved a site plan modification for the construction of memorial cremation garden.

Site Plan Request (SP 02-20-96), On May 05, 1996 Town Council approved site plan for the construction of a mausoleum.

Concurrent Request(s) on same property: n/a

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-305), Rezonings, Special Permits, Variances, and Vacations or Abandonments of Rights-of-Way, the purpose of this division is to guide the processing and granting of rezonings, special permits, variances and vacations or abandonments of rights-of-way in a manner consistent with the Town of Davie Comprehensive Plan, existing development and in a manner which protects the public health, safety and welfare.

Land Development Code (Section 12-24 (J)(13)), the CF, Community Facilities District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 6. The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated Industrial on Nova Drive.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner (Sharpe Project Development) requests to rezone approximately 16.95 acres (738,342 sq. ft.) of the subject site from A-9 (County) and M-4 (County) Districts, to CF, Community Facilities District. The future land use designation for the subject site is Regional Activity Center (RAC) which does permit community facilities.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on July 11, 2007 and July 18, 2007. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The reason for this rezoning request is as a result of a Site Plan Modification (SPM 12-03-06) for the subject site which was approved by Town Council on April 4, 2007 and allowed for a third mausoleum to be built on the site. This modification to the site plan triggered the proposed rezoning which according to Section 12-2 of the Land Development Code states that all real property within the Town shall be designated with a valid Town of Davie zoning district prior to issuance of a development permit. Being that the current zoning designations for the subject site are all Broward County zoning districts in place prior to annexation into the Town, it is required that the petitioner rezone the site to a Town of Davie zoning district. The zoning designation of CF, Community Facilities District is the most appropriate zoning district given the existing uses on the site to include a cemetery. According to the Land Development Code, the subject site meets the minimum technical requirements for the CF, Community Facilities District zoning classification, as the minimum lot size required is 43,560 square feet, and a minimum lot frontage of 100'.

The following information is staff's analysis based on the criteria established in the Town of Davie's Land Development Code, Section 12-307(A)(1) for rezoning applications:

- (a) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The Town of Davie Comprehensive Plan permits Community Facilities to include cemeteries within the Regional Activity Center (RAC) Future Land Use Plan Map designation and therefore rezoning the site to CF, Community Facilities District, is compatible with the underlying land use category.

- (b) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

Designating the site to CF, Community Facilities District, is compatible with the adjacent zoning designations since this district is compatible with the Regional Activity Center (RAC) land use category and the approved development of the site will be made compatible through the application of the Land Development Code's setback and buffering requirements

- (c) Existing zoning district boundaries are logically drawn in relation to existing conditions on the property proposed for change;

The subject site's zoning district boundary lines correspond to the boundaries of the proposed community facility use however, the existing zoning districts are based on County zoning districts in place prior to annexation into the Town. The rezoning request is logical since the property meets the requirements to gain the zoning designation.

(d) The proposed change is not expected to adversely affect living conditions in the neighborhood;

Rezoning the subject site to CF, Community Facilities District is required in order to develop the approved Site Plan Modification (SPM 12-03-06) which allows for a third mausoleum to be built on the site. This third mausoleum is not expected to have a negative impact on the neighborhood being that the existing County zoning district of A-9 (which covers the majority of the subject site) is specifically designated in the Broward County Zoning Code as a cemetery district. The Land Development Code requires that the site be designed to account for the adjacent uses by providing for minimum setbacks, limiting building height, and requiring landscape buffers.

(e) The proposed change may not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

The traffic generated by the proposed community facilities use may not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated being that the existing use of the subject site would not change as a result of the rezoning. The existing County zoning district of A-9 (which covers the majority of the subject site) is specifically designated as a cemetery district.

(f) The proposed change is not expected to adversely affect other property values;

The subject site is adjacent to commercial uses to the east and south, to State Road 84 to the north and a vacant lot to the west and therefore should not have a negative impact on the value of the adjacent properties. In addition, the proposed rezoning would not change the existing uses on the subject site which are consistent with cemeteries.

(g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

Designating the subject site CF, Community Facilities District, will not cause the adjoining property owners from continuing to utilize the property as it is now, or how it can be used. Additionally, rezoning the subject site will not deter improvements to the surrounding developed properties, since all properties are required to meet existing Land Development Code.

(h) The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

Approval of the proposed rezoning will not give the owner a unique benefit that harms the welfare of the general public.

- (i) There are substantial reasons why the property cannot be used in accord with existing zoning.

As a result of the approval by Town Council of Site Plan Modification (SPM 12-3-06), the petitioner is required according to Section 12-2 of the Land Development Code to rezone the subject site to a valid Town of Davie zoning district prior to issuance of a development permit for the third mausoleum. The current zoning districts are Broward County zoning districts that were in place prior to annexation.

- (j) The proposed rezoning may be the most appropriate designation to enhance the Town's tax base given the site's location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

Designating the subject site CF, Community Facilities District, will allow for the subject site to exist in a manner consistent with a Town of Davie zoning district rather than the current County zoning districts. The subject site is currently being utilized as a cemetery use and therefore the most appropriate zoning designation given the existing uses on the entire site is CF, Community Facilities zoning district.

Staff finds that the rezoning request complies with the general purpose of the proposed CF, Community Facilities District. The rezoning request is in conformance with all applicable Codes and Ordinances and is consistent with the other surrounding Zoning Districts.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following condition:

1. Sketch and legal description of proposed rezoning subject site.
2. Letter from petitioner indicating that subject site is under one ownership.

Planning and Zoning Board Recommendation

At the August 8, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve Rezoning Application ZB 4-1-07, Forest Lawn Memorial Gardens. **(Motion carried 4-0, Mr. Pignato was absent)**

Town Council Action

At the September 5, 2007 Town Council meeting, Rezoning Application (ZB 4-1-07) was approved at the 1st reading subject to; 1) obtaining sufficient land for a right-of-way for turn lane and FPL to move poles, 2) contribute towards construction of a turn lane based

on proportionate fair share, 3) increase landscaping, 4) and staff recommendations.
(Motion carried 4-0, Councilmember Luis was absent)

Exhibits

1. Justification Letter
 2. Sketch and Legal Description
 3. Proposed Site Plan
 4. Mailout Radius Map
 5. Mailout
 6. Public Participation Notice
 7. Public Participation Sign-in Sheet
 8. Public Participation Report
 9. Future Land Use Plan Map
 10. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\ZB_Rezoning\ZB_06\ZB 4-1-07 Forest Lawn Memorial Gardens

Exhibit 1 (*Justification Letter*)



April 13, 2007

Planning and Zoning Division
Town of Davie
6591 Orange Drive
Davie, FL 33314

RE: REZONING JUSTIFICATION LETTER FOR FORREST LAWN FUNERAL HOME

Dear Zoning and Planning Staff:

As required by the Town of Davie, we, the petitioner, (SCI Funeral Services of Florida Inc.) are submitting this justification letter related to an approval for the proposed rezoning application. In addition, the reason for this rezoning application is a result of the Town of Davie's request to rezone the above mentioned property from the current Broward County zoning classification A-9 to Town of Davie classification C.F. (Community Facility).

The information above should satisfy the requirements of the rezoning justification letter and the commence application review process.

Should you have any questions, please do not hesitate to contact me.

Sincerely,
SCI Funeral Services of Florida Inc.


Curtis G. Briggs
Vice President

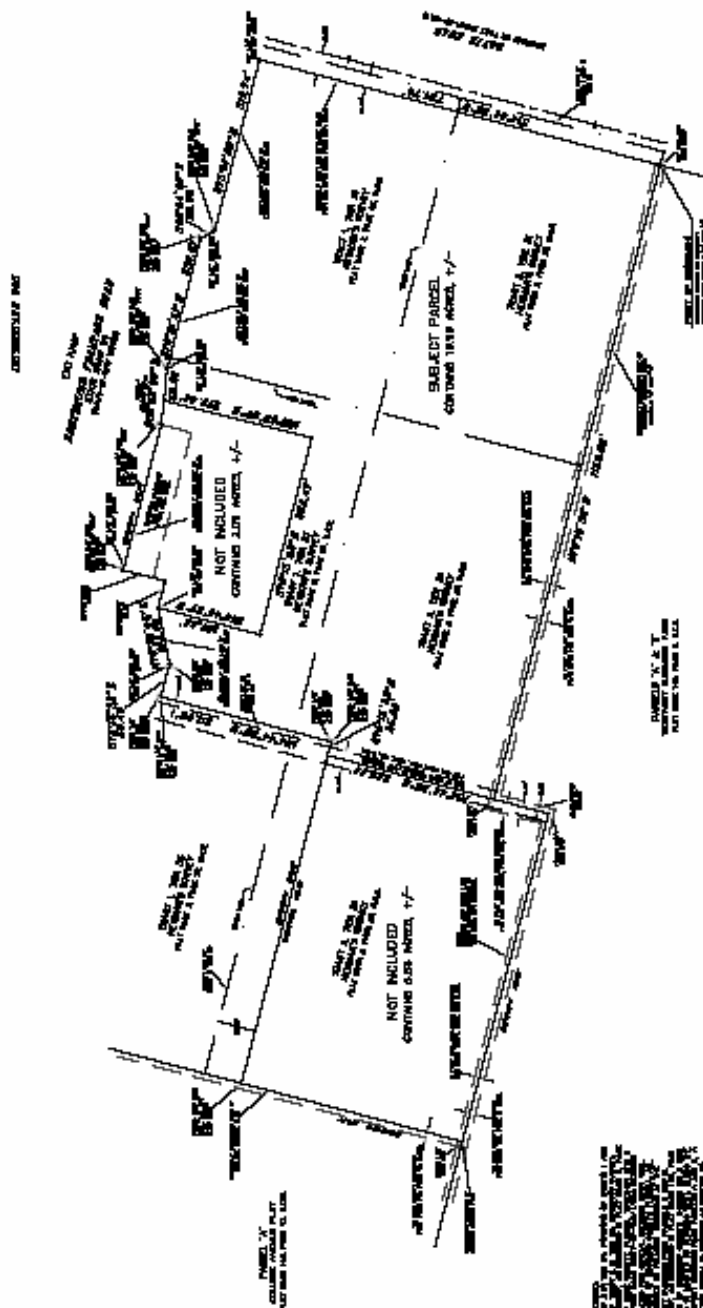
cc: Marc Ferrara – Sharpe Project Developments

SCI MANAGEMENT
1929 ALLEN PARKWAY • P.O. BOX 130548 • HOUSTON, TX 77219-0548 • (713) 525-9089 • FAX (713) 525-9118
www.dignitymemorial.com



Exhibit 2 (*Sketch and Legal Description*)

BOUNDARY SURVEY PREPARED FOR:
FOREST LAWN SOUTH, DAVIE, FLORIDA.
SCI MANAGEMENT, L.P.



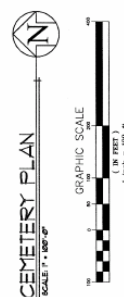
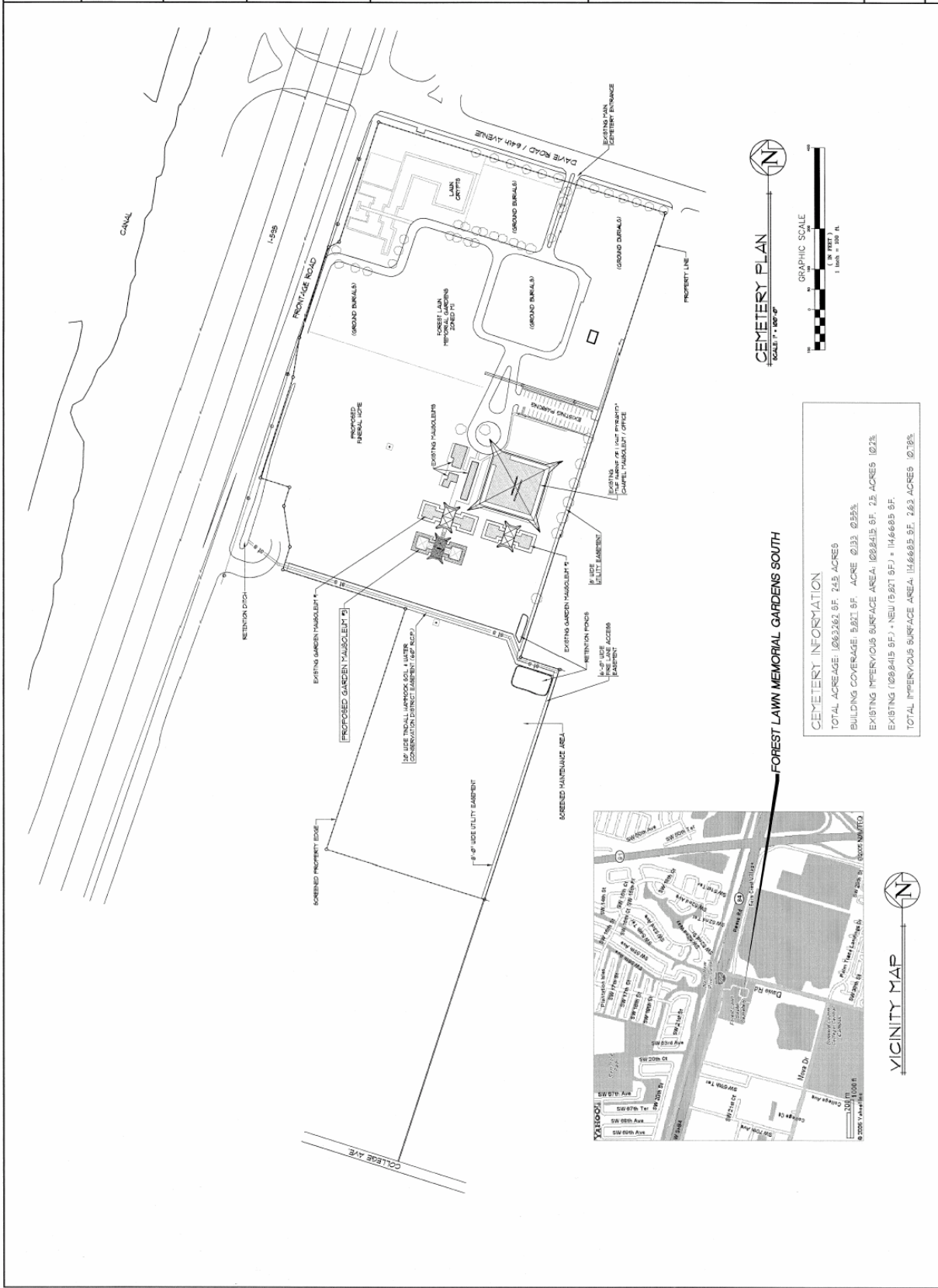
1. PARTIES AND AGREEMENTS NOT LISTED ON THIS
SHEET AT CLIENT'S REQUEST.
2. ALL DEBARS AND RESTRICTIONS ARE NOTED AND MEASURED
UNLESS OTHERWISE NOTED.

MAAL LAND SURVEYING SERVICES, INC.

3. DATA FROM 2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	
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Exhibit 3 (*Proposed Site Plan*)

<p> PREPARED BY: LARRY B. JUSTICE, ARCHITECT CHECKED BY: LARRY B. JUSTICE, ARCHITECT ESTIMATED BY: LARRY B. JUSTICE, ARCHITECT DATE: 12/15/2006 </p>	<p> REVISIONS: 01 FEB 2006 RELEASE FOR ESTIMATE/CLIENT REVIEW 06 FEB 2006 RELEASE FOR BLDG. DEPT. REVIEW 14 DEC 2006 RELEASE FOR SDP REVIEW 09 MAR 2006 REVISED PER DDC STAFF COMMENTS </p>	<p> DATE: 09 MAR 2006 14 DEC 2006 06 FEB 2006 01 FEB 2006 </p>	<p> SITE DEVELOPMENT PLAN FOR GARDEN MAUSOLEUM #3 FOREST LAWN MEMORIAL GARDENS SOUTH TOWN OF DAVIE (FT. LAUDERDALE) FLORIDA 33317 2401 SW 64TH AVENUE (DAVIE ROAD) </p>	<p> SHEET NUMBER SP1 CEMETERY PLAN 1 VICINITY MAP S.C.D. #002 03/04/2006 17:04:44 </p>
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CEMETERY INFORMATION

TOTAL ACRES	108,362 SF, 2.48 ACRES
BUILDING COVERAGE	5,821 SF, ACRE 0.133, 0.33%
EXISTING IMPERVIOUS SURFACE AREA	108,841 SF, 2.5 ACRES, 10.7%
EXISTING (108,841 SF) + NEW (19,821 SF) + 144,662 SF	
TOTAL IMPERVIOUS SURFACE AREA	144,662 SF, 3.28 ACRES, 10.78%

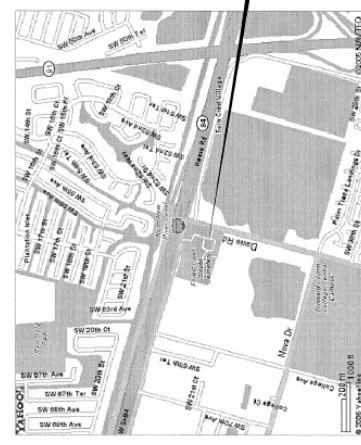


Exhibit 4 (*Mailout Radius Map*)

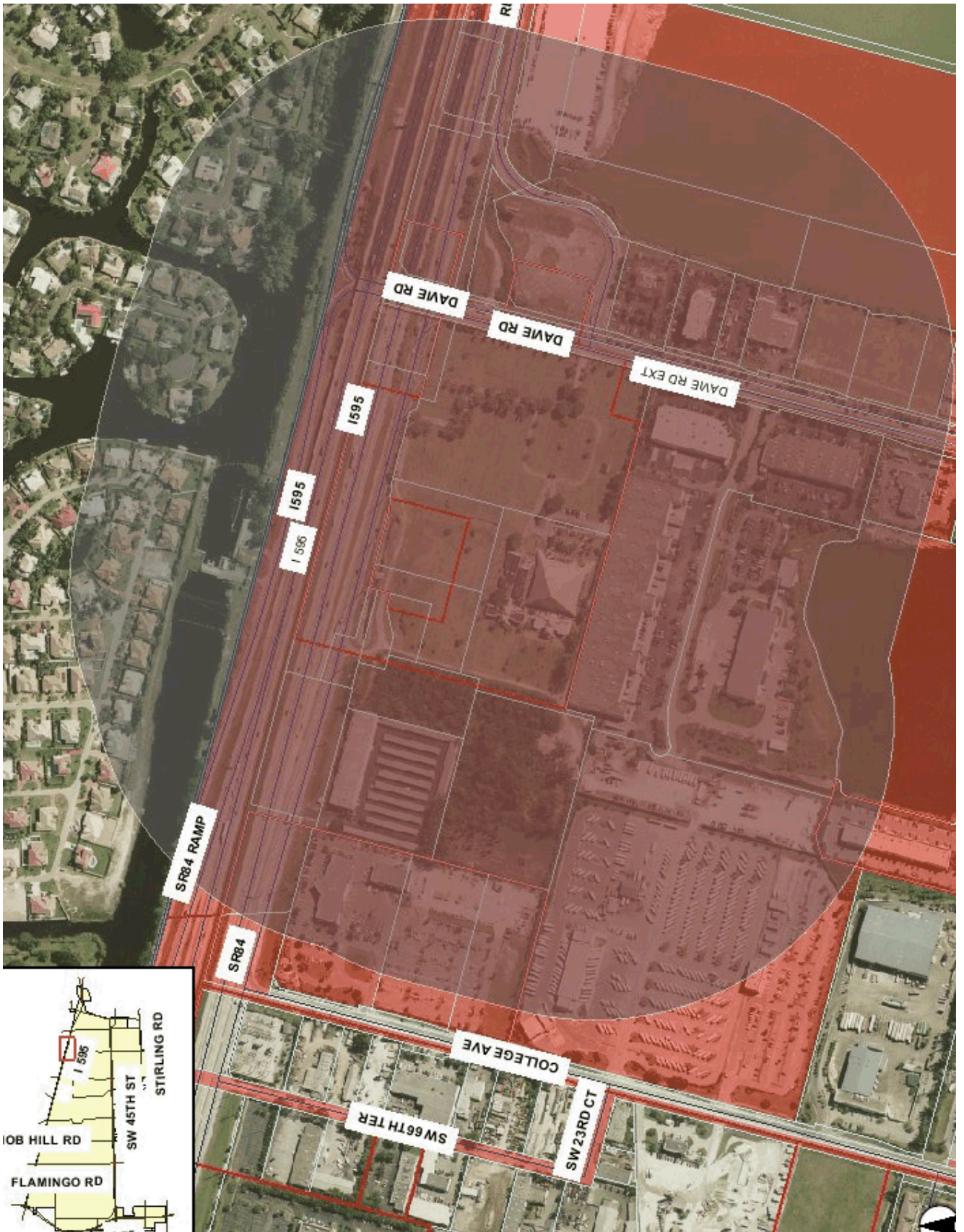


Exhibit 5 (*Mailout*)

ZB 4-1-07 FORREST LAWN
BIC'S ENGINE SALES & SVCS INC
983 WINDWARD WAY
WESTON FL 33327

ZB 4-1-07 FORREST LAWN
BIC'S ENGINE SALES & SVCS INC
983 WINDWARD WAY
WESTON FL 33327

ZB 4-1-07 FORREST LAWN
BIC'S ENGINE SALES & SVCS INC
983 WINDWARD WAY
WESTON FL 33327

ZB 4-1-07 FORREST LAWN
BROWARD SCHOOLS CREDIT UNION
5901 DEL LAGO CIR
SUNRISE FL 33313

ZB 4-1-07 FORREST LAWN
COLLEGE BUSINESS PARK LLC
3001 W HLLNDALE BCH BLVD #300
PEMBROKE PARK FL 33009

ZB 4-1-07 FORREST LAWN
ESS VRS OWNER LLC
PO BOX 19156
ALEXANDRIA VA 22320-0156

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

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3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

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3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

ZB 4-1-07 FORREST LAWN
FLORIDA RADIO REALTY INC
2700 DAVIE ROAD
DAVIE FL 33314-1211

ZB 4-1-07 FORREST LAWN
FORMAN INDUSTRIAL LAND L L C
888 SE 3 AVE STE 501
FT LAUDERDALE FL 33316

ZB 4-1-07 FORREST LAWN
FORMAN INDUSTRIAL LAND LLC
888 SE 3 AVE SUITE 501
FT LAUDERDAL FL 33316

ZB 4-1-07 FORREST LAWN
FORMAN INDUSTRIAL LAND LLC
888 SE 3 AVE SUITE 501
FT LAUDERDAL FL 33316

ZB 4-1-07 FORREST LAWN
FORMAN INDUSTRIAL LAND LLC
888 SE 3 AVE
FT LAUDERDALE FL 33316

ZB 4-1-07 FORREST LAWN
FORMAN INDUSTRIAL LAND LLC
888 SE 3 AVE
FT LAUDERDALE FL 33316

ZB 4-1-07 FORREST LAWN
FORMAN INDUSTRIAL LAND LLC
888 SE 3 AVE
FT LAUDERDALE FL 33316

ZB 4-1-07 FORREST LAWN
FORMAN,MILES AUSTIN TR &
PO BOX 292037
DAVIE FL 33329-2037

ZB 4-1-07 FORREST LAWN
IMPERIAL HOSPITALITY GROUP INC
4263 SW 64 AVE SUITE 4
DAVIE FL 33314

ZB 4-1-07 FORREST LAWN
J & L HOSPITALITY INC
205 N FEDERAL HWY
DANIA FL 33004-2805

ZB 4-1-07 FORREST LAWN
LOPEZ,NORBERTO H & EURIDICE M
2695 SW 64 AVE
DAVIE FL 33314

ZB 4-1-07 FORREST LAWN
R-ONE INC
PO BOX 1005
TIFTON GA 31793

ZB 4-1-07 FORREST LAWN
R-ONE INC &
PO BOX 1487
TIFTON GA 31793

ZB 4-1-07 FORREST LAWN
SCHOOL BOARD OF BROWARD
COUNTY
600 SE 3 AVE
FORT LAUDERDALE FL 33301-3125

ZB 4-1-07 FORREST LAWN
SCI FUNERAL SERV OF FL INC
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
SCI FUNERAL SERVICES OF FL INC
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
SFASSIE FAMILY III LTD PRTR
9101 PHILLIPS GROVE TER
ORLANDO FL 32837

ZB 4-1-07 FORREST LAWN
SOUTH FLORIDA WATER MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416-4680

ZB 4-1-07 FORREST LAWN
STILLBROOKE CORP &
PO BOX 130548 PROP TAX FL 8
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
STILLBROOKE CORP OF FL
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
STILLBROOKE CORP OF FL
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
STILLBROOKE CORP OF FL
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
STILLBROOKE CORP OF FL
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
STILLBROOKE CORP OF FL
PO BOX 130548
HOUSTON TX 77219-0548

ZB 4-1-07 FORREST LAWN
SUNBELT RENTALS INC
1337 HUNDRED OAKS DR
CHARLOTTE NC 28217

ZB 4-1-07 FORREST LAWN
SUNBELT RENTALS INC
1337 HUNDRED OAKS DR
CHARLOTTE NC 28217

ZB 4-1-07 FORREST LAWN
SUNBELT RENTALS INC
1337 HUNDRED OAKS DR
CHARLOTTE NC 28217

ZB 4-1-07 FORREST LAWN
WESTPORT BUSINESS PARK ASSOC
2100 PARK CENTRAL BLVD STE 900
POMPANO BEACH FL 33064-2242

ZB 4-1-07 FORREST LAWN
WILD, LOUIS & RENEE
7600 NW 87 AVE
TAMARAC FL 33321-1643

Exhibit 6 (*Public Participation Notice*)

MEETING NOTICE

July 5, 2007

Broward County School Board
600 SE 3rd Avenue
Ft. Lauderdale, FL 33301-3125

Re: *Citizen Participation Plan for: Rezoning the Forest Lawn South Cemetery & Funeral Home*
Project Number: ZB-4-1-07

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to The Forest Lawn South Funeral Home project for a parcel located at 2401 Davie Road. The project involves the Rezoning of the Forest Lawn South Cemetery & Funeral Home on Davie Road and I-595. The reason for this rezoning application is a result of the Town of Davie's request to rezone the above mentioned property from the current Broward County zoning classification A-9 to Town of Davie classification C.F. (Community Facility).

Under a Town of Davie Ordinance, the petitioner is required to hold (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings

First Citizen Participation Meeting:

Date:	July 11, 2007
Time:	5:30 pm – 7:30 pm
Location:	Town Hall Community Room 6591 Orange Drive Davie, FL 33314

Second Citizen Participation Meeting:


Date:	July 18, 2007
Time:	5:30 pm – 7:30 pm
Location:	Town Hall Community Room 6591 Orange Drive Davie, FL 33314

If you wish to submit written comments, please send them to:

Marc Ferrara
Sharpe Project Developments
1212 South Andrews Avenue
Suite 203
Ft. Lauderdale, FL 33328
Phone: 954.832.9095 Ext. 206

Also, please be advised there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,


Marc Ferrara
Sharpe Project Developments

Attachments: Location Map

Exhibit 7 (*Public Participation Sign-in Sheet*)

Not Provided

Exhibit 8 (*Public Participation Report*)

**SUMMARY OF
PUBLIC PARTICIPATION MEETINGS**

July 25, 2007

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

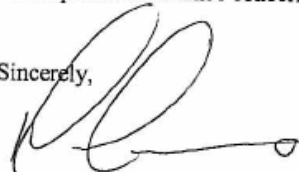
Re: *Citizen Participation Plan for: Rezoning the Forest Lawn South Cemetery & Funeral Home*
Project Number: ZB-4-1-07

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we (*Service Corporation International*) advertised and notified all the property owners surrounding the subject property within 1,000 feet to invited them to, two (2) Public Participation Meetings, located at **Town Hall Community Room, 6591 Orange Drive, Davie, FL 33314 on July 11th, 2007 from 5:00 pm-7:00 pm and July 18th, 2007 from 5:00 pm-7:00 pm.** The above scheduled meetings were held, however, none of the Town of Davie property owners attended.

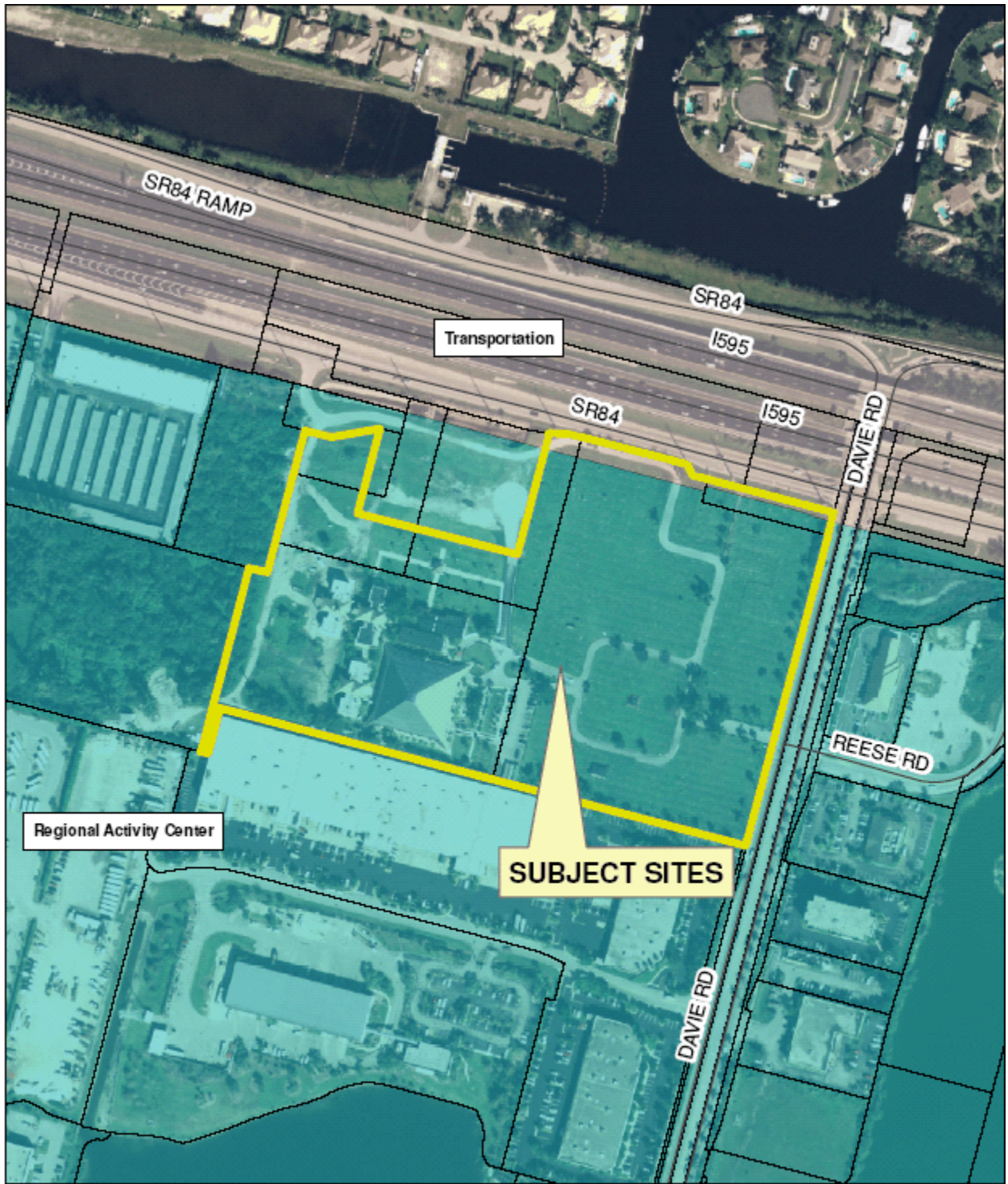
We (*Service Corporation International*) hope the above information fulfilled the requirements of Public Participation Ordinance concerning this process.

Sincerely,

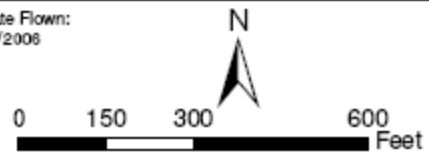


Marc Ferrara
Sharpe Project Developments
1212 South Andrews Avenue
Suite 203
Ft. Lauderdale, FL 33328
Phone: 954.832.9095 Ext. 206

Exhibit 9 (*Future Land Use Map*)



Date Flown:
12/2006

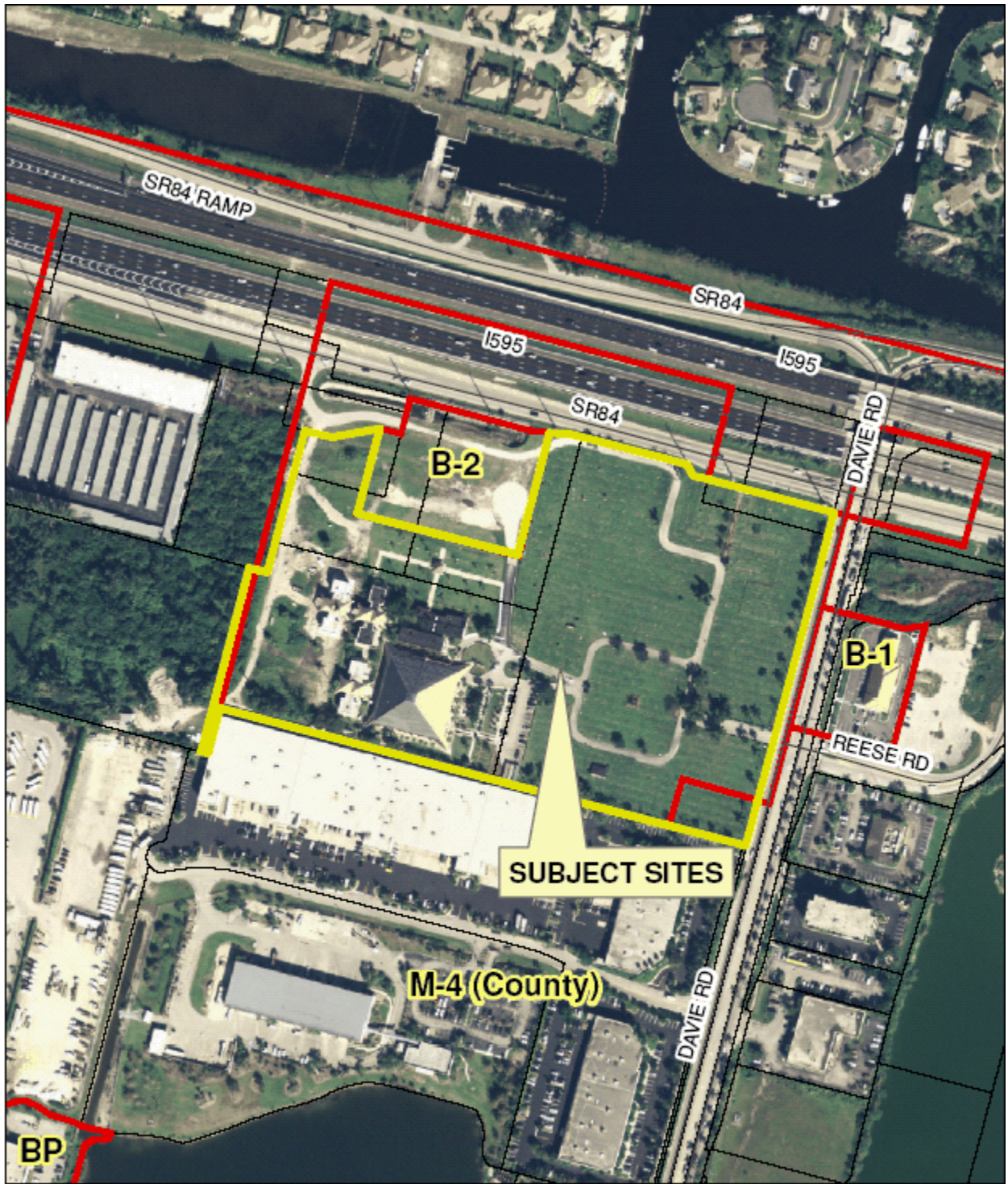


Prepared by the Town of Davie GIS Division

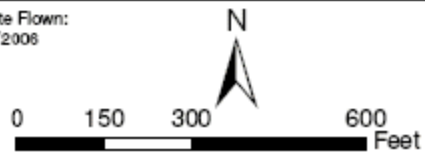
Future Land Use Map

Prepared by: ID
Date Prepared: 7/19/07

Exhibit 10 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2006



Prepared by the Town of Davie GIS Division

Zoning and Aerial Map

Prepared by: ID
Date Prepared: 7/19/07

